

FEE \$	10.00
TCP \$	8
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 324 IRONHORSE CRT SQ. FT. OF PROPOSED BLDGS/ADDITION 4350
 TAX SCHEDULE NO. 2945-203-53-024 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION REDLANDS MESA TOTAL SQ. FT. OF EXISTING & PROPOSED 4350
 FILING 3A BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER REDLANDS MESA NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2299 W RIDGES USE OF EXISTING BUILDINGS HOME
 (1) TELEPHONE 255-7400 DESCRIPTION OF WORK & INTENDED USE CONST
 (2) APPLICANT CRC TYPE OF HOME PROPOSED:
 (2) ADDRESS BOX 1533 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 464-0188 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS A TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

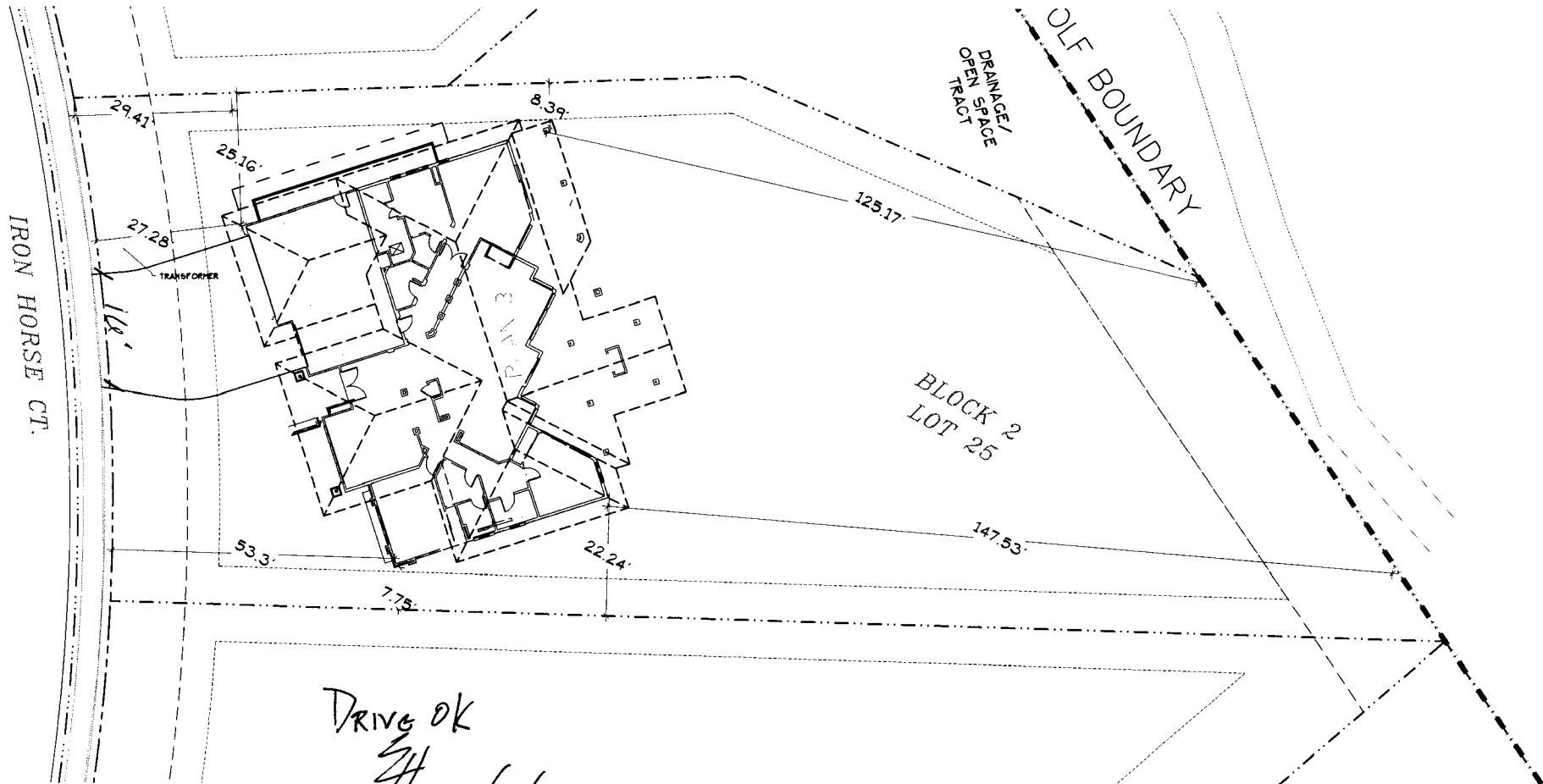
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2-21-05
 Department Approval [Signature] Date 3/10/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17958</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/10/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

S:\Projects\2005 job numbers\0512-2-15-05-324 Iron Horse\0512-2-15-05-324 Iron horse.dwg, 2/17/2005 12:04:53 PM



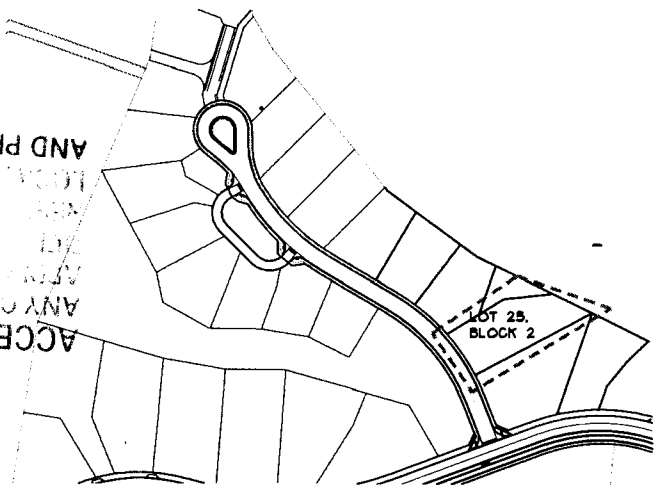
Drive OK
 GH
 3/10/05

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK LINE
- UTILITY EASEMENT

ACCEPTED
 ANY CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND APPLICANTS
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Handwritten signature and date:
 Accepted 3/10/05



IRON HORSE LOT 24 - BUILDING PERMIT

DRAWING #0512-07-02-05-01

Clavonne, Roberts & Associates, Inc.
 Landscape and Planning Architects
 844 Grand Avenue
 Grand Junction, CO 81501